



OFFERING MEMORANDUM

Luxury Warehouse

4415 W Hargrave Ave., Post Falls, ID 83854

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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Constructed in 2020, this state-of-the-art facility encompasses 39,036 square feet, strategically divided to maximize efficiency. The building offers 10,956 square feet of refined office space paired with 28,080 square feet of expansive warehouse area, all set on a generous 4.77-acre site engineered for diverse business operations and future growth.

The office wing features high-speed Gigabit Ethernet in each of the 16+ offices, comprehensive WIFI coverage, and full climate control for year-round comfort. A full kitchen in the breakroom, conference room overlooking the warehouse, and ample natural light create a functional and welcoming workspace.

Warehouse operations are supported by four gas heaters, two 9'x9' dock-high doors, and both 10'x12' and 14'x18' ground-level doors for efficient logistics. Safety and security are ensured through a full fire sprinkler system and an 80-camera surveillance network.

The site provides a robust 600-amp electrical service with upgrade capacity, more than 63 parking spaces, and expansion potential with a prepped front pad suitable for an additional 7,000–8,000 SF building. The loading dock area is pre-plumbed for heat, optimizing cold-weather functionality.

With a current replacement cost estimated at approximately \$8.74 million, this facility offers an immediate equity advantage at the \$7 million offering price, presenting a rare opportunity that blends premium construction, operational flexibility, and long-term investment value in one modern, turnkey package.



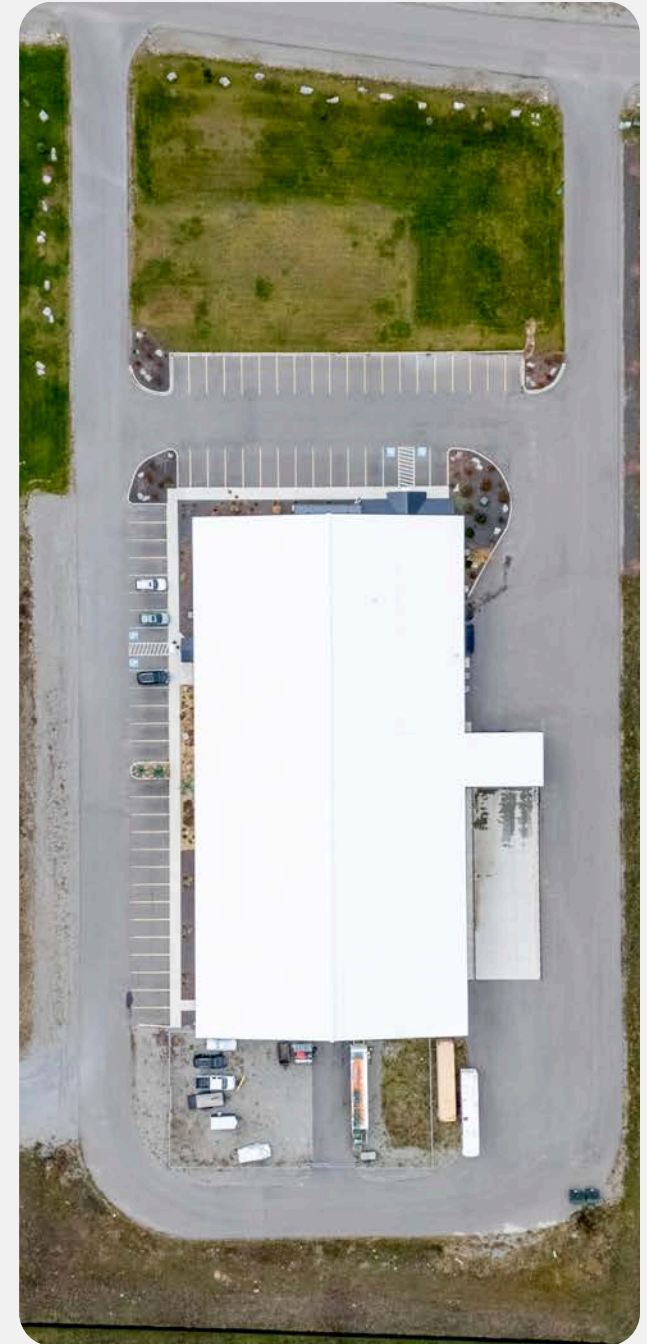
YEAR BUILT
2020



AVAILABLE SF:
39,036



ZONING
**LIGHT
INDUSTRIAL**





INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS

LOCATION

The Bighorn Industrial Lots in Post Falls, Idaho, offer a prime location with excellent access to Interstate 90 and Spokane International Airport. These versatile lots are suited for a range of industrial uses, including manufacturing and warehousing. They feature flexible zoning, modern infrastructure, and the potential for future expansion. The lots benefit from a growing economic environment and a supportive network of nearby commercial and industrial developments, making them an ideal choice for businesses seeking adaptability and connectivity.

AMENITIES

This warehouse offers extensive amenities for efficient operations. It includes an 80-camera security system and gigabit Ethernet for robust connectivity. Safety is ensured with a fire sprinkler system. It has a full kitchen break room, a conference room with views of the warehouse, and 16+ large, bright offices.

The property includes a 2-bay sunken loading dock pre-plumbed for heating, a fenced back parking yard, and over 63 parking spaces. It has two 4-stall bathrooms, one family bathroom, 20' wall heights, and a peak height of 28'5". Power is supplied by a 600 Amp 120/240V single phase system with the ability to add 3-phase power. The facility operates on a septic system, community water, and natural gas.

VERSATILITY

This 39,036-square-foot light industrial warehouse offers exceptional versatility to accommodate a range of business operations. With its expansive floor plan, the facility provides ample space for storage, manufacturing, or distribution. The warehouse's design allows for future expansion, with the capability to add an additional 10,000 square feet of warehouse space to meet growing needs or diversify operations.

Additionally, the property includes a pre-prepped pad ready for the construction of a 7,000 to 8,000-square-foot building. This feature provides further flexibility, allowing businesses to develop additional space for specialized functions, office areas, or additional storage as required. Together, these elements make the property a highly adaptable solution for businesses looking to scale operations, optimize space usage, and support future growth.

PROPERTY SUMMARY

ADDRESS:	4415 W Hargrave Ave
PARCEL:	0L3040030040
LOT SIZE:	207,781 SF
BLDG SIZE:	39,036 SF
LOT ACRES:	4.77 Acres
COUNTY:	Kootenai
MARKET:	Owner Occupants
ZONING:	Light Industrial
PRICE:	\$7,000,000
PRICE PER SF:	\$179.32



PROPERTY OVERVIEW

PROPERTY OVERVIEW

FIRST FLOOR

The first floor comprises 28,080 square feet of warehouse space, featuring a 535 square foot maintenance shop and a 1,087 square foot potential showroom. It is equipped with Sterling gas heaters, a fire sprinkler system, and an additional 8,100 square feet of office space with air conditioning and a full kitchen break area. The office area includes two bathrooms with four toilets each, numerous spacious offices, and room for an open desk workspace. The design also accommodates a future 10,000 square foot expansion at the north end.

SECOND FLOOR

The 2,856 square foot second floor features a shared bathroom, four offices, a mechanical room, closet storage, and a conference room with views of the warehouse operations. It is also equipped with central A/C, and an open deck with serene mountain and territorial views.

CONSTRUCTION

The building features a robust construction of steel and wood framing, with metal siding and roofing, and metal-trimmed windows. It is insulated with R-21 Batt Insulation in the exterior walls and RE-11 Sound Batt Insulation in the interior walls. The structure uses 2x8 and 2x4 wood construction in many areas, with a 6-inch concrete slab in the warehouse and a 4-inch concrete slab in the office area.

DETAILED EXTRAS

The property offers a well-planned layout that enhances both functionality and accessibility. It features a dedicated bike rack for eco-friendly transportation and ADA-compliant parking spaces for all visitors. Employees also benefit from a wall of lockers for personal storage. At the rear, a 6-foot galvanized metal chain link fence provides a secure and private storage area. Additionally, a 7,200 square foot building pad, measuring 120 by 60 feet, is ready for future development with essential utilities in place, including a 1-inch water stub, gas and electric stubs, and a designated drain field site.





PROPERTY
PHOTOS







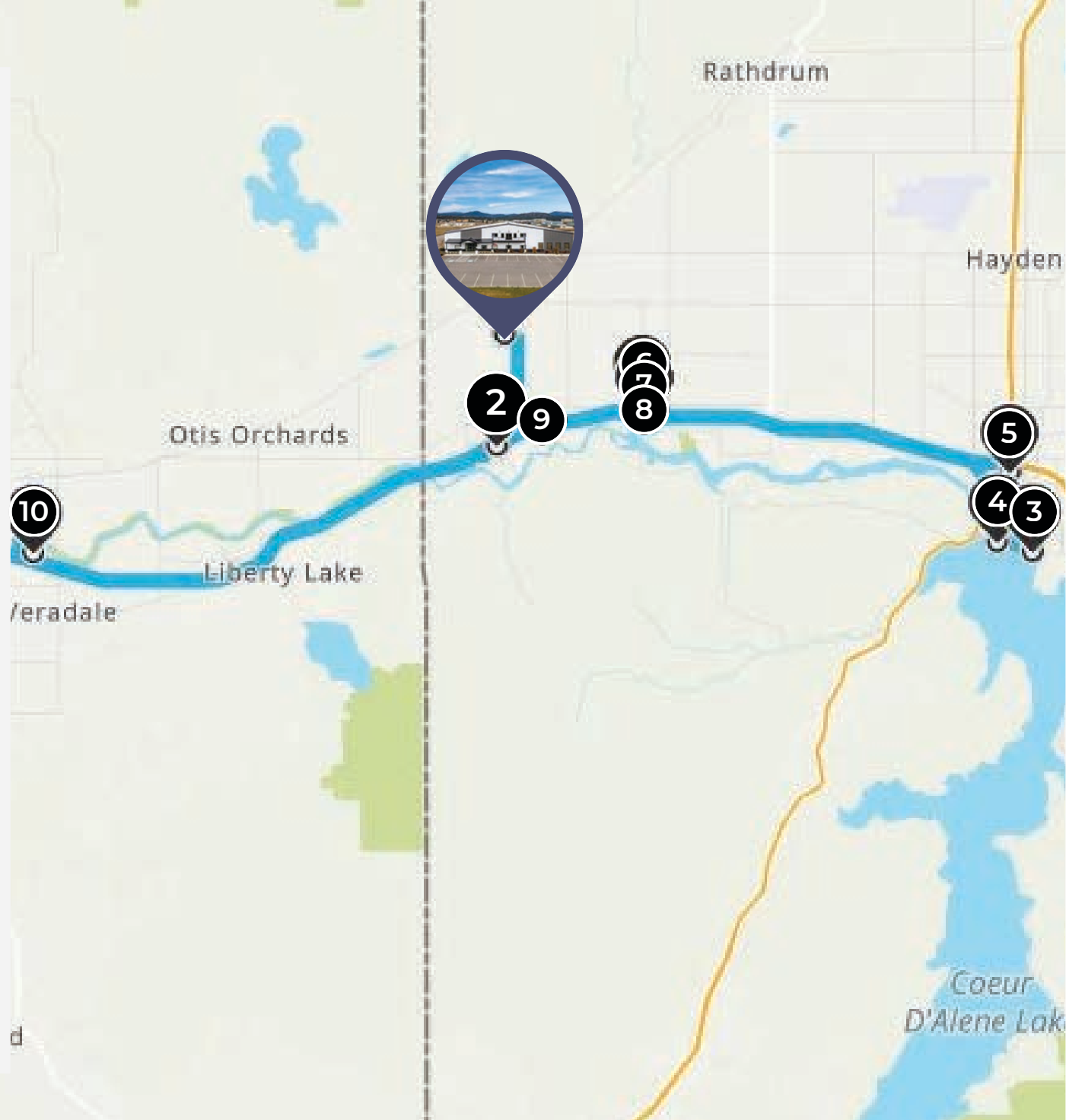


AREA OVERVIEW



AREA AMENITIES

- 1 Spokane International Airport
- 2 Riverbend Commerce Park
- 3 Coeur d'Alene Resort
- 4 North Idaho College
- 5 Kootenai Health
- 6 Post Falls Public Library
- 7 Parks and Recreation Facilities
- 8 Downtown Post Falls
- 9 Interstate 90 (I-90)
- 10 Spokane Valley Mall



AREA OVERVIEW



GROWTH

Post Falls, Idaho, is experiencing rapid growth in 2025, driven by its quality of life, affordability, and proximity to Spokane. The city's expanding infrastructure and strong community appeal continue to attract new residents and businesses, fueling development of housing, industry, and retail.

With population growth projected to surpass 55,000 by 2026 and steady job creation across manufacturing, logistics, and technology, Post Falls is emerging as a regional economic hub—successfully blending small-town charm with modern connectivity and opportunity.



WHAT'S COMING

Post Falls is entering an exciting phase of development with major projects underway. The Prairie Medical campus and new Post Falls ER & Hospital will expand healthcare access and create new jobs. The Riverbend Commerce Park continues to attract employers in manufacturing, logistics, and technology.

Retail and dining are growing along Seltice Way and Highway 41, complemented by new residential communities and mixed-use developments. Key infrastructure upgrades including the Highway 41 expansion, improved intersections, and enhanced I-90 access will improve connectivity and support the city's next wave of growth.



STRATEGIC LOCATION

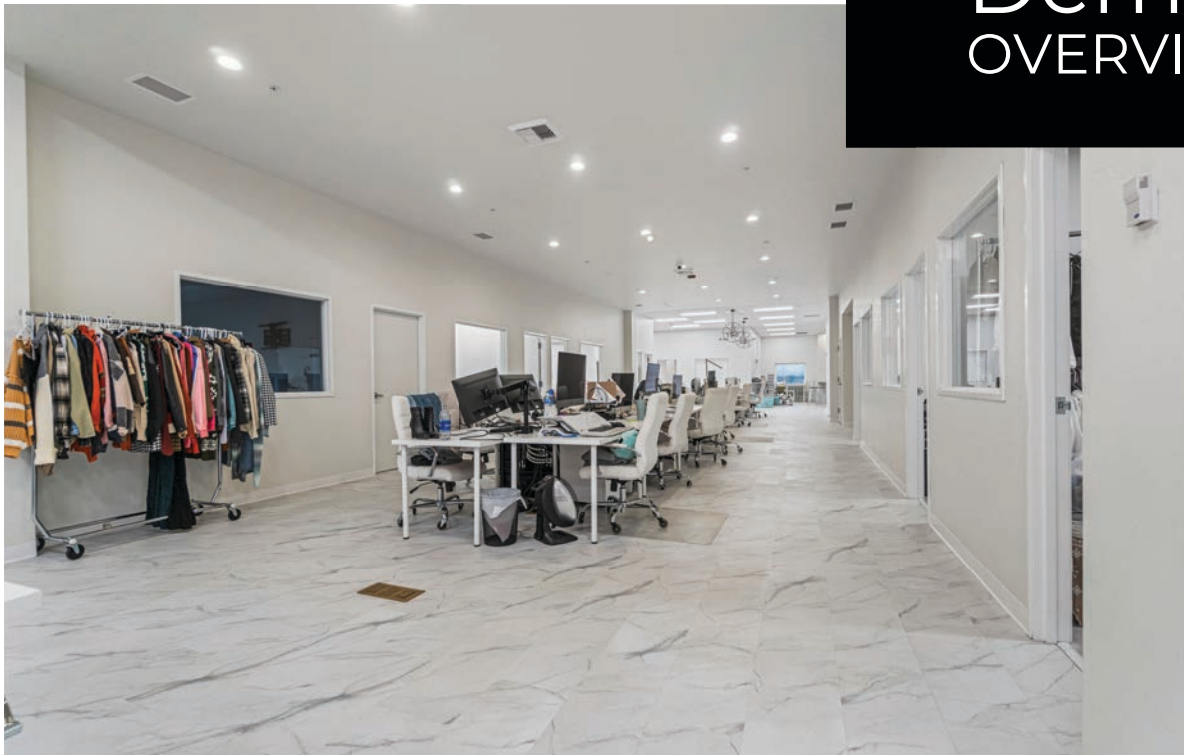
As of 2025, Post Falls, Idaho, remains a prime hub for business and residential growth. Just 30 miles east of Spokane, the city offers quick access to Spokane International Airport, connecting residents and companies to national and international destinations.

With Interstate 90 (I-90) running directly through the city, Post Falls provides seamless travel between Seattle and Missoula. Recent interchange and highway upgrades have strengthened regional connectivity, reinforcing Post Falls' role as a key gateway for commerce in the Inland Northwest.



Demographics

OVERVIEW



DEMOGRAPHICS

2022 Summary	1 MILE	3 MILE	5 MILE
Population	1,717	19,076	44,929
Households	624	6,413	15,787
Families	453	4,708	11,471
Median Age	33	35	35
Median HH Income	\$49,556	\$73,031	\$71,927
Mean Household Income	\$69,953	\$85,498	\$85,434

2024



47,800

TOTAL POPULATION



19,104

TOTAL EMPLOYEES



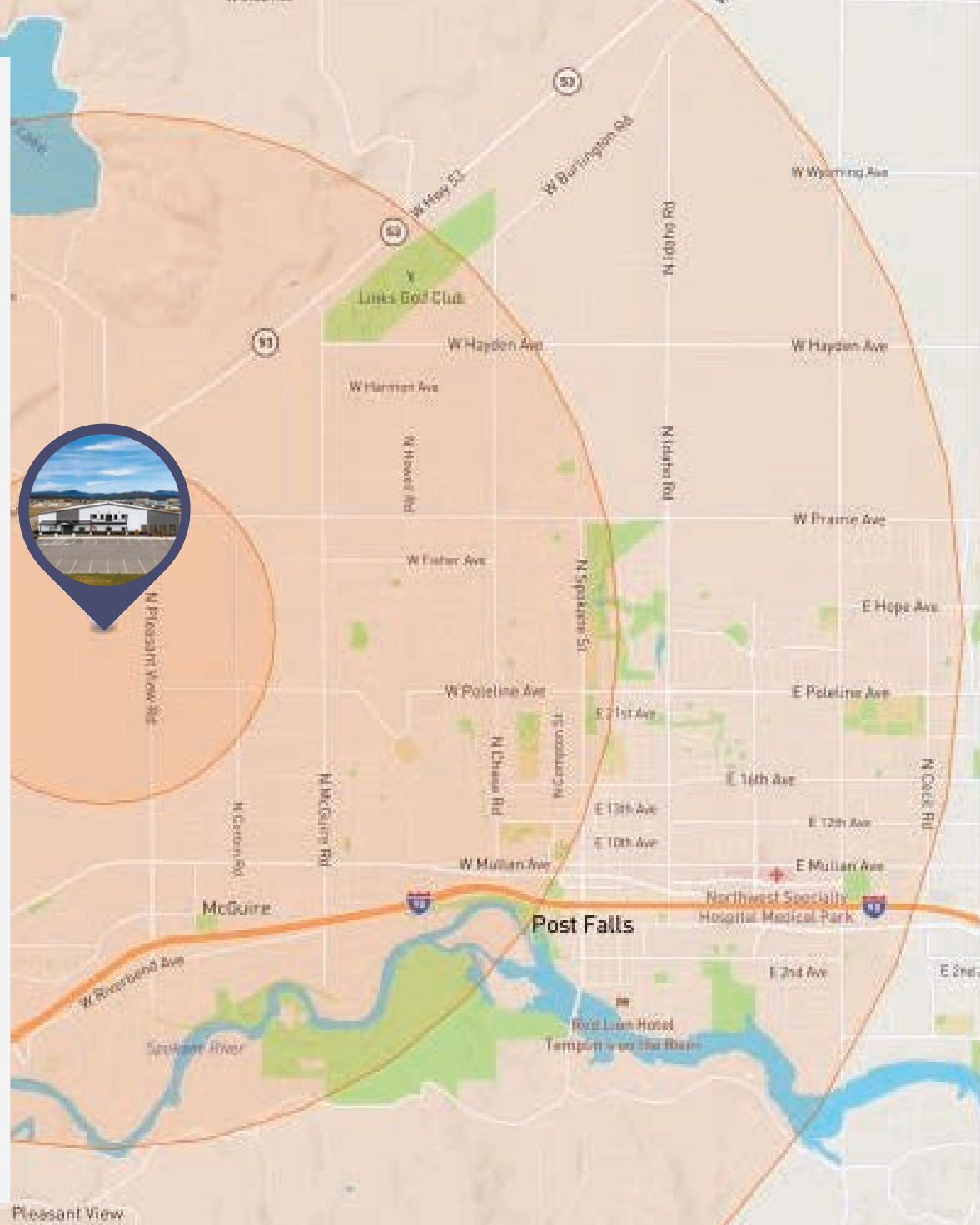
\$73,313

MEDIAN HH INCOME



\$32,045

PER CAPITA INCOME



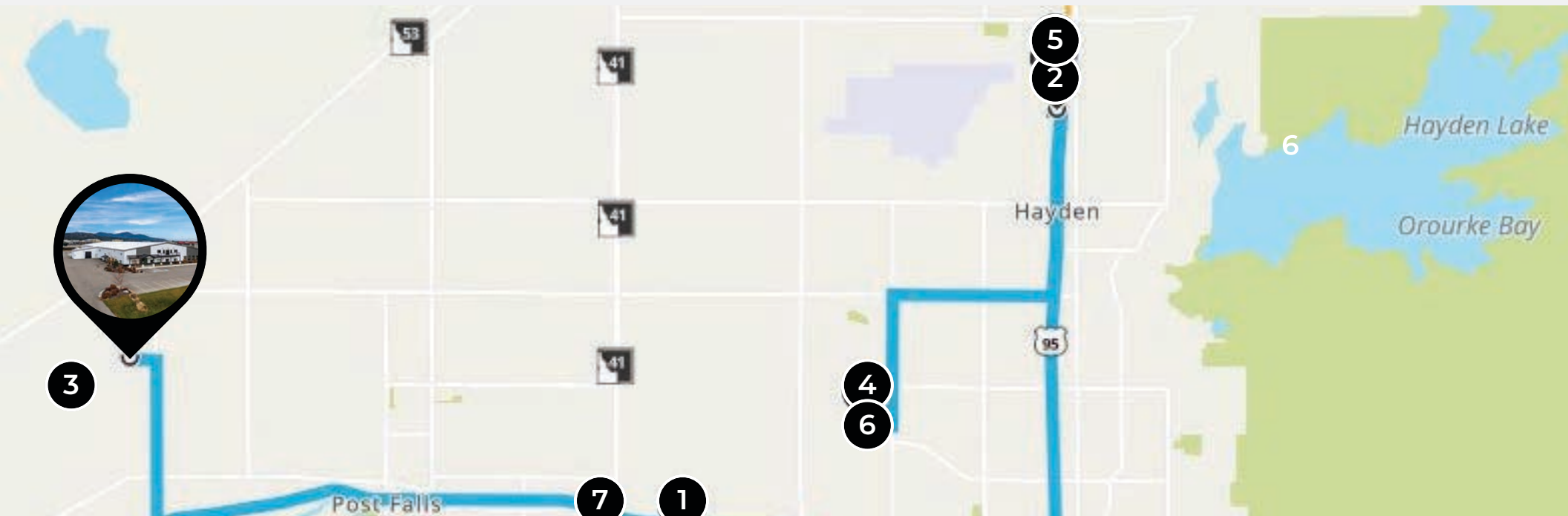
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SALES COMPARABLES

SALE COMPARABLES

ADDRESS:	SOLD PRICE	SOLD DATE	SUARE FOOTAGE	ACREAGE	Price Per SF
1 5171 E SELTICE WAY, POST FALLS, ID 83854	\$7,500,000	06/28/2024	37,344	5.00	\$200.83
2 11258 N WARREN ST., HAYDEN, ID 83835	\$3,760,000	8/27/2024	9,050	2	\$415.46
3 2618 N BECK RD., POST FALLS, ID 83854	\$2,750,000	5/10/2024	5,560	4.99	\$494.60
4 3833 W INDUSTRIAL LP., COEUR D'ALENE, ID 83815	\$2,500,000	4/10/2025	18,000	1.04	\$138.88
5 11521 N WARREN ST., HAYDEN, ID 83835	\$1,787,500	9/09/2024	8,964	0.68	\$199.40
6 3452 W INDUSTRIAL LP., POST FALLS, ID 83815	\$1,700,000	04/07/2025	7,027	2.02	\$241.92
7 1631 E SELTICE WAY, POST FALLS, ID 83854	\$1,150,000	8/15/2025	5,970	0.86	\$192.62
Total Average					\$269.10



Replacement Cost Approach

Component	Est. Cost/SF	Total Cost (Rounded)
LAND PURCHASE (4.77 ACRES @ \$135,000/ACRE)	\$2.71	\$650,000
SITE WORK & GRADING, UTILITIES, PAVING, STORM DRAINAGE, LANDSCAPING	\$2.65	\$550,000
28,080 SF CONDITIONED WAREHOUSE	\$130	\$3,650,400
10,956 SF OFFICE BUILDOUT (CLASS A FINISH)	\$200	\$2,191,200
SOFT COSTS (DESIGN, PERMITS, FEES), OVERHEAD, & CONTINGENCY (10%)		\$704,160
TOTAL REPLACEMENT COST NEW		\$7,745,760

Exceptional Industrial Value — Below Market & Below Replacement Cost

This high-quality industrial warehouse presents a rare opportunity for both investors and owner-users seeking value, stability, and growth potential in one of North Idaho's most sought-after markets.

Offered at \$7,000,000, this property is priced at just \$179.32 per square foot, a full 33% below the regional average of \$269.10 per square foot for comparable industrial space in Kootenai County. That equates to immediate built-in equity of over \$3.5 million compared to current market rates.

For investors, this represents a compelling value-add or long-term hold, with strong rent growth, limited industrial supply, and replacement costs climbing rapidly. At an estimated replacement value of nearly \$7.8 million, this facility offers a cost basis well below what it would take to recreate today; positioning buyers to benefit from appreciation and superior yield potential.

For owner-users, this is a chance to secure a turn-key, fully built, premium, conditioned facility at a fraction of what new construction would cost with immediate operational readiness, no waiting period for permits or materials, and substantial capital savings from day one.



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